

Case 5368

**OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND**

APPLICANT: Jeffrey A. Loomis
6623 Carroll Highlands Road
Eldersburg, MD 21784

ATTORNEY: n/a

REQUEST: A variance from the required 5 ft. side yard setback to 1 ft. 11 in. for the construction of a detached garage.

LOCATION: The site is located at 6623 Carroll Highlands Road, Eldersburg, on property zoned "R-20,000" Residential District in Election District 5.

BASIS: Code of Public Local Laws and Ordinances, Section 223-178 (B) and 223-89

HEARING HELD: January 2, 2008

FINDINGS AND CONCLUSION

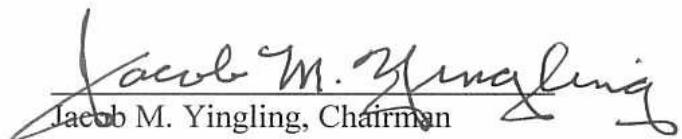
On January 2, 2008, the Board of Zoning Appeals (the Board) convened to hear a request for a variance from the required 5 ft. side yard setback to 1 ft. 11 in. for the construction of a detached garage. The Board made the following findings and conclusion:

The Applicant resides on a rectangular, ½ acre lot zoned R-20,000. The house is configured toward the left portion of the lot. The Applicant wishes to build a detached garage on the left side of the property, which is already served by a driveway. The rear yard includes a deck. There is no feasible location on the property where a garage could be built absent a variance. The garage at this location would be consistent with other homes in the neighborhood.

Based on the size and shape of the lot, the lack of available other locations, and the landscape features of the lot, including the location of a large maple tree, the Board found that the strict application of the zoning setbacks to this property would result in unnecessary hardship.

Accordingly, the requested variance was granted.

1/30/08
Date


Jacob M. Yingling, Chairman